

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): <input style="width: 50px; height: 15px;" type="checkbox"/> RECORDING requested by and return to: ATTORNEY FOR (Name): SUPERIOR COURT OF CALIFORNIA, COUNTY OF STREET ADDRESS: MAILING ADDRESS: CITY AND ZIP CODE: BRANCH NAME: ESTATE OF (NAME): <div style="text-align: center;"> <input type="checkbox"/> DECEDENT <input type="checkbox"/> CONSERVATEE <input type="checkbox"/> MINOR </div>	TELEPHONE NO.: FOR COURT USE ONLY
<div style="text-align: center;"> ORDER CONFIRMING SALE OF REAL PROPERTY <input type="checkbox"/> And Confirming Sale of Other Property as a Unit </div>	CASE NUMBER:

1. Hearing date: _____ Time: _____ Dept: _____ Rm: _____

THE COURT FINDS

2. All notices required by law were given and, if required, proof of notice of sale was made.

3. a. ☐ Sale was authorized or directed by the will
 b. ☐ Good reason existed for the sale
 of the property commonly described as (street address or location): _____

4. The sale was legally made and fairly conducted.

5. The confirmed sale price is not disproportionate to the value of the property.

6. ☐ Private sale: The amount bid is 90% or more of the appraised value of the property as appraised within one year of the date of the hearing.

7. An offer exceeding the amount bid by the statutory percentages
☐ cannot be obtained ☐ was obtained in open court. The offer complies with all applicable law.

8. The personal representative has made reasonable efforts to obtain the highest and best price reasonably attainable for the property.

THE COURT ORDERS

9. The sale of the real property legally described ☐ on reverse ☐ in Attachment 9
☐ and other property sold as a unit described ☐ on reverse ☐ in Attachment 9a
 is confirmed to (name): _____

 (manner of vesting title): _____

 for the sale price of: \$ _____ on the following terms (use attachment or reverse if necessary): _____

10. The personal representative (name): _____
 is directed to execute and deliver a conveyance of the estate's interest in the property described in item 9
☐ and other property described in item 9 upon receipt of the consideration for the sale.

11. a. ☐ No additional bond is required.
 b. ☐ Personal representative shall give an additional bond for: \$ _____, surety, or otherwise, as provided by law.
 c. ☐ Net sale proceeds shall be deposited by escrow holder in a blocked account to be withdrawn only on court order. Receipts shall be filed. (Specify institution and location): _____

12. a. ☐ No commission is payable.
 b. ☐ A commission from the proceeds of the sale is approved in the amount of: \$ _____
 to be paid as follows: _____

Date: _____

JUDGE OF THE SUPERIOR COURT ☐ Signature follows last attachment.

13. ☐ Number of pages attached: _____ 14. ☐ Legal description on reverse.

ESTATE OF (NAME): 	CASE NUMBER:
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15. ☐ **Legal description** of the ☐ real property ☐ personal property in item 9 (*describe*):

[SEAL]

CLERK'S CERTIFICATE

I certify that the foregoing Order Confirming Sale of Real Property, including any attached description of real or personal property, is a true and correct copy of the original on file in my office.

Date: _____ CLERK, by _____, Deputy